

036.A

0005

0010.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

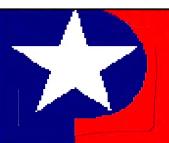
185,800 / 185,800

USE VALUE:

185,800 / 185,800

ASSESSED:

185,800 / 185,800



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
17		ARIZONA TERR, ARLINGTON

OWNERSHIP

Unit #: 9

Owner 1: PROPOSKI CHRISTA

Owner 2:

Owner 3:

Street 1: 616 EAST 4TH ST #203

Street 2:

Twn/City: SOUTH BOSTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02127 Type:

PREVIOUS OWNER

Owner 1: SHIMADA MASAKO -

Owner 2: -

Street 1: 17 ARIZONA TERR #9

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Veneer Exterior and 583 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6011																

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: ARIZONA 118

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

User Acct	125304
GIS Ref	
GIS Ref	
Insp Date	09/28/17
09/28/17	

USER DEFINED

Prior Id # 1:	125304
Prior Id # 2:	
Prior Id # 3:	
Date	12/10/20
Time	18:20:57

PRINT	
Date	12/10/20
Time	18:20:57

LAST REV	
Date	05/07/19
Time	13:57:25
mmcmakin	
Prior Id # 3:	

ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	8 - Brick Veneer
Sec Wall:	%
Roof Struct:	4 - Flat
Roof Cover:	4 - Tar & Gravel
Color:	BRICK
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 3	BRs: 1
	Baths: 1	HB

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1965
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmt Flr:	
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	6 - Elec Base/B
# Heat Sys:	
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

COMMENTS

BK; 14397 PG; 283, Building Number 17.

SKETCH**OTHER FEATURES**

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	F - Front
Total Units:	
Floor:	1 - 1st Floor

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	0
Totals			
1	3	1	

CALC SUMMARY

Basic \$ / SQ:	320.00
Size Adj.:	1.52915955
Const Adj.:	0.98931295
Adj \$ / SQ:	484.102
Other Features:	32704
Grade Factor:	1.00
NBHD Inf:	0.85000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	267695
Depreciation:	81915
Depreciated Total:	185780
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	185800
Val/Su Net:	318.70
Val/Su SzAd:	318.70

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

036.A-0005-0010.0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub %	Area %	Usbl %	Descrip %	Type %	Qu #	Ten
GLA	Gross Liv Ar	583	484.100	282,231							

Net Sketched Area: 583 Total: 282,231

Size Ad 583 Gross Are 583 FinArea 583

IMAGE**AssessPro Patriot Properties, Inc**